

# Meadowmont Property Owners' Association

Board of Director's Meeting

Tuesday, March 13, 2018

Minutes

Page 1 of 2

**Call to Order:** The meeting was called to order at 7:00 pm by President Don Cooper at the Chapel in the Pines meeting room.

## **Roll Call**

Don Cooper	President	BRC/	Present
Dave Gallagher	Vice President	BRC	Present
Paul Gonzales	Secretary		Present
Dick Brockett	Treasurer		Present
Pete Slagle	Director		Present
Larry Sikma	Director	Signs & Junk	Present
Michael Wever	Director	BRC	Absent

**Quorum was attained.**

**Others in Attendance** Don Shinn, Bill Yates, Member and Insurance Broker. Manager/Owner Dave Wagner & Tom Plusco Bakery Mgr from Big Trees Fitness.

**Approval of Prior Meeting Draft Minutes** Motion Pete to approve the Draft Minutes of the Feb 13, 2018 Meeting, second Dave, Motion Carried..

**Open Forum / Homeowner's Concerns:** No member concerns, at this time.

**Agenda Review** The Agenda was accepted as published.

Mr. Yates presented an insurance quote to the Association for like coverages. Discussion followed on premium savings, limits and structure of coverages to include a Fidelity Bond. He then left the meeting.

Discussion followed on Directors providing proof of insurance on their vehicles used for MPOA Business.

Dave & Tom shared pastries from the BTF bakery. They described their summer events, concerts and facilities. Discussion followed. Dave to provide a flyer describing their facility. They will offer memberships to MPOA owners at a 30% discount. They were thanked for their presentation and left the meeting. Don to return kitchenware.

Open Forum: Dave Gallagher reported that there are chickens being raised at 2086 Camanche.

He reported that 2481 Sultana has buried three deceased ashes on the property. We will investigate if this is legal. CC&R Violation notice to be sent to chicken owners.

# *Meadowmont Property Owners' Association*

Board of Director's Meeting

Tuesday, March 13, 2018

Minutes

Page 2 of 2

**President's Report:** No report.

**Treasurers Report** Dick Brockett submitted his Treasurers report. All looks well. Does not look like a dues increase is necessary. Motion Paul to accept the report second Dave motion carried.

**Manager's Report :** Don Shinn reported that there were only a few days when he was unavailable and mending. He is monitoring emails, voice mails and correspondence.

## **Committee Reports**

**BRC** the new home construction application for 2266 Antler was approved.

**Trees:** Dave Gallagher reported on tress to be removed on our HOA Lot. He will work with Bryan Gundert (\$300) or another vendor if he keeps getting no response. Dave inspected 3 properties and approved 18 dead trees to be removed.

**Signs & Junk** Don to assist with site inspections.

Discussion followed on adopting a rule for stored personal items and adopting nuisance clause.

Second notice to be sent to 2531 Black Oak for stored debris

Discussion followed on B&B and Vacation Rental signs. We will continue to monitor if it becomes a problem or there are complaints.

It was agreed that obvious observed CC&R violations do not need a formal complaint letter to process as a violation.

**EPPOC:** Dave covered the EPPOC report highlights. We are publishing their Minutes on our website. Don to publish CCWD proposed water rate increase.

**VIP** No report

**OLD BUSINESS** Personal property rule discussed earlier.

Motion Paul, Don to send the draft rule on stored personal property and nuisance to Deon for review. second Dave, motion carried.

**NEW BUSINESS:** Dick will review final Insurance coverages & quotes for consideration at next meeting.

Big Trees Fitness Center Presentation: Offer of 30% discount was appreciated.

Members will be advised of this option. Manager Dave Wagner to supply flyer..

**Adjournment:** Motion; Dave to adjourn the meeting at 9:00 pm, second, Paul motion carried. Next Meeting will be Tuesday April 10th at 7pm.

Minutes respectfully submitted by Don Shinn